

FOR SALE OR LEASE MANUFACTURING / WAREHOUSE

605 Industrial Parkway, St. Croix Falls, WI 54024



Located right off of Highway 8 in St. Croix Falls, Wisconsin, 605 Industrial Parkway is a flexible office / warehouse building with upgraded offices and loading.

Property Features

- Sale price - \$785,000
- Approximately 15,000 square feet
 - Approximately 3,000 square feet office - 6 private offices, conference room, restrooms and break room
 - Approximately 12,000 square feet warehouse
 - 3 drive-in doors - 10' x 14', 10' x 10' and 10' x 10' (with platform dock)
- Divisible to 10,000 SF
- 0.79 acres
- 12' -16' clear height

Monthly Rent

Monthly Rent - varies based on lease term, financial review, etc.

Contact Us

ERIC DUEHOLM
Partner



651.621.2550
eric@terracegroupllc.com

BEN BRUNO
Brokerage Services



651.621.2563
ben@terracegroupllc.com

Full Property Information at:
605industrialpkwy.com

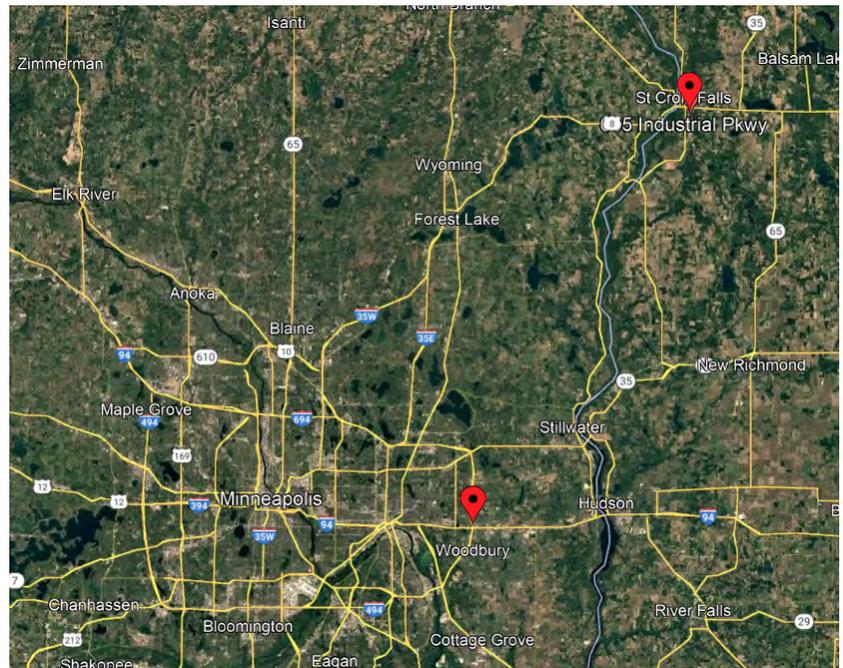
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- Located directly off Highway 8
- 1 mile to Minnesota border
- 47 miles to the 694 / 494 loop



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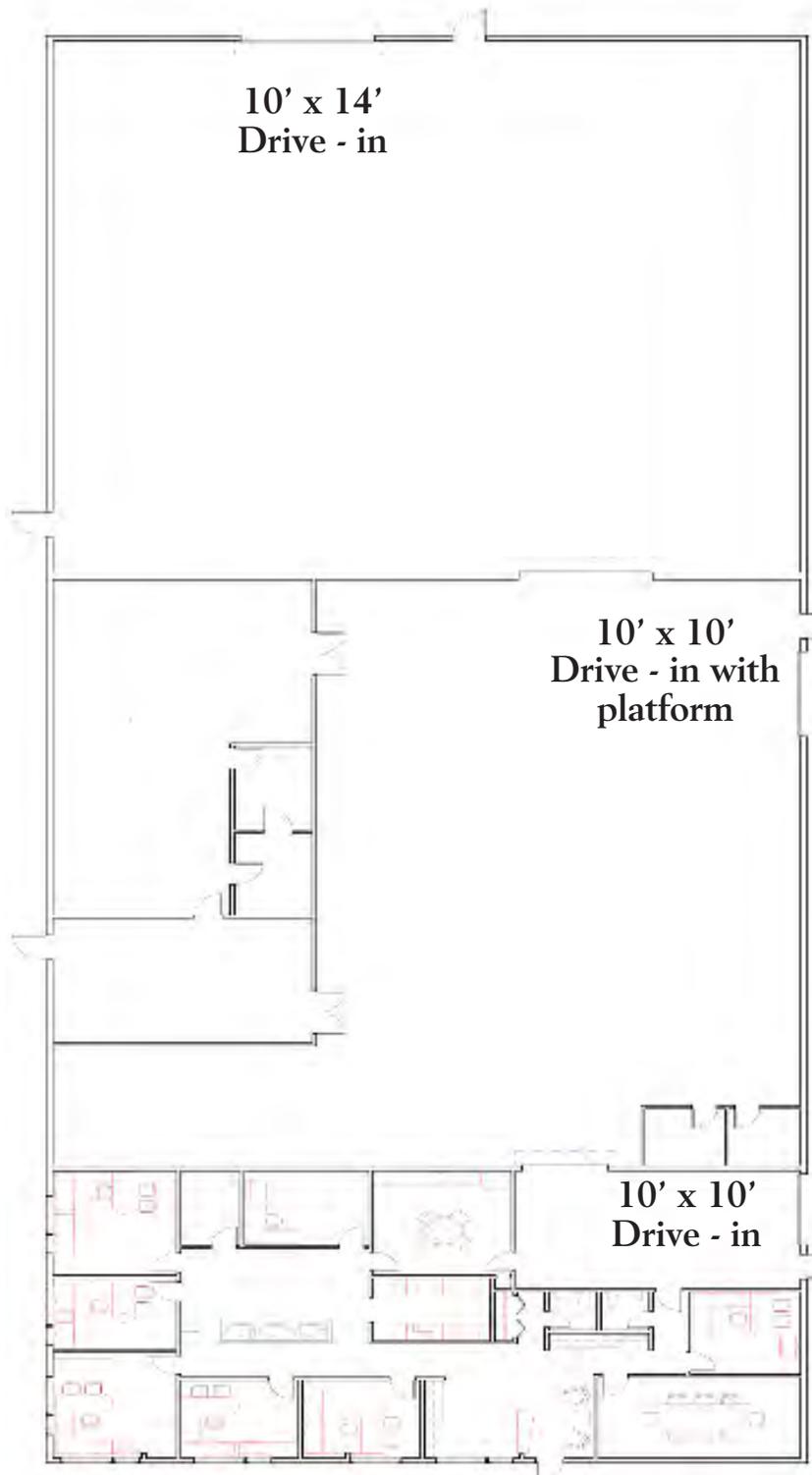
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Floor Plan



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Southeast Corner of the Building



10' x 14' Drive-in Door on West End



Drive-in Door with Platform Dock on North Side



2 Drive-in Doors on East Side

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Reception Area



Conference Room



Front Entry



1 of 3 Restrooms



Breakroom



Individual Office

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Office Work Area



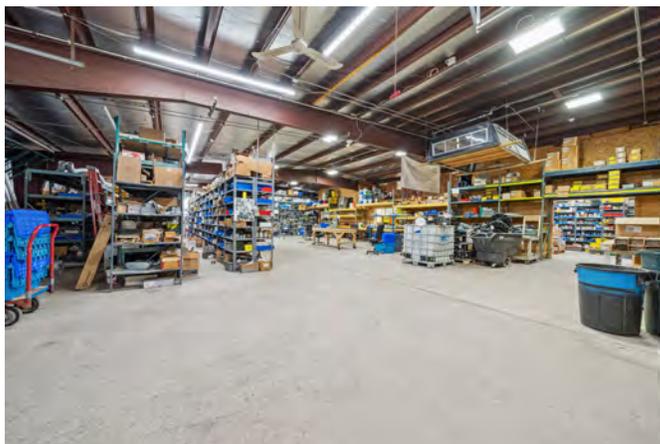
Large Office Work Area Can Be Converted to Office



Warehouse Area



Garage Space Next to Office



Middle Warehouse Area



West Warehouse Area

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10' x 14' Drive-in Door - West Side



Warehouse



Warehouse Office



Center Area Looking into West Warehouse



Electrical Panel A



Electrical Panel B

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State of Wisconsin Broker Disclosure

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(I) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

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Definition of Material Adverse Facts

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

